

# VYNMSA



BUILDING GROWTH TOGETHER



## PARQUE INDUSTRIAL QUERÉTARO SPEC IV

Inventory Building &  
BTS for Lease

# BUILDING INFORMATION



## LAND AREA

9,037 m<sup>2</sup>  
97,273 ft<sup>2</sup>



## FLOOR THICKNESS

6 Inches  
15 cm



## DOCKS

4 Docks



## BUILDING AREA

4,593 m<sup>2</sup>  
49,439 ft<sup>2</sup>



## BUILDING STRUCTURE

Steel Rigid frame



## RAMPS

1 Concrete Ramp



## BAY SIZE

21.26 m x 10.20 m  
69' - 9" x 33' - 6"



## WALL MATERIAL

Precast Concrete



## PARKING LOT

33 Spaces



## CLEAR HEIGHT

9.14 m  
30'



## ROOF MATERIAL

Standing Seam Roof



## SKYLIGHTS

4% Approx.



## GUARD HOUSE

9.90 m<sup>2</sup>  
106.56 ft<sup>2</sup>



## SUBSTATION

+ 150 KVA's



## FIRE SYSTEM

Basic fire  
protection system



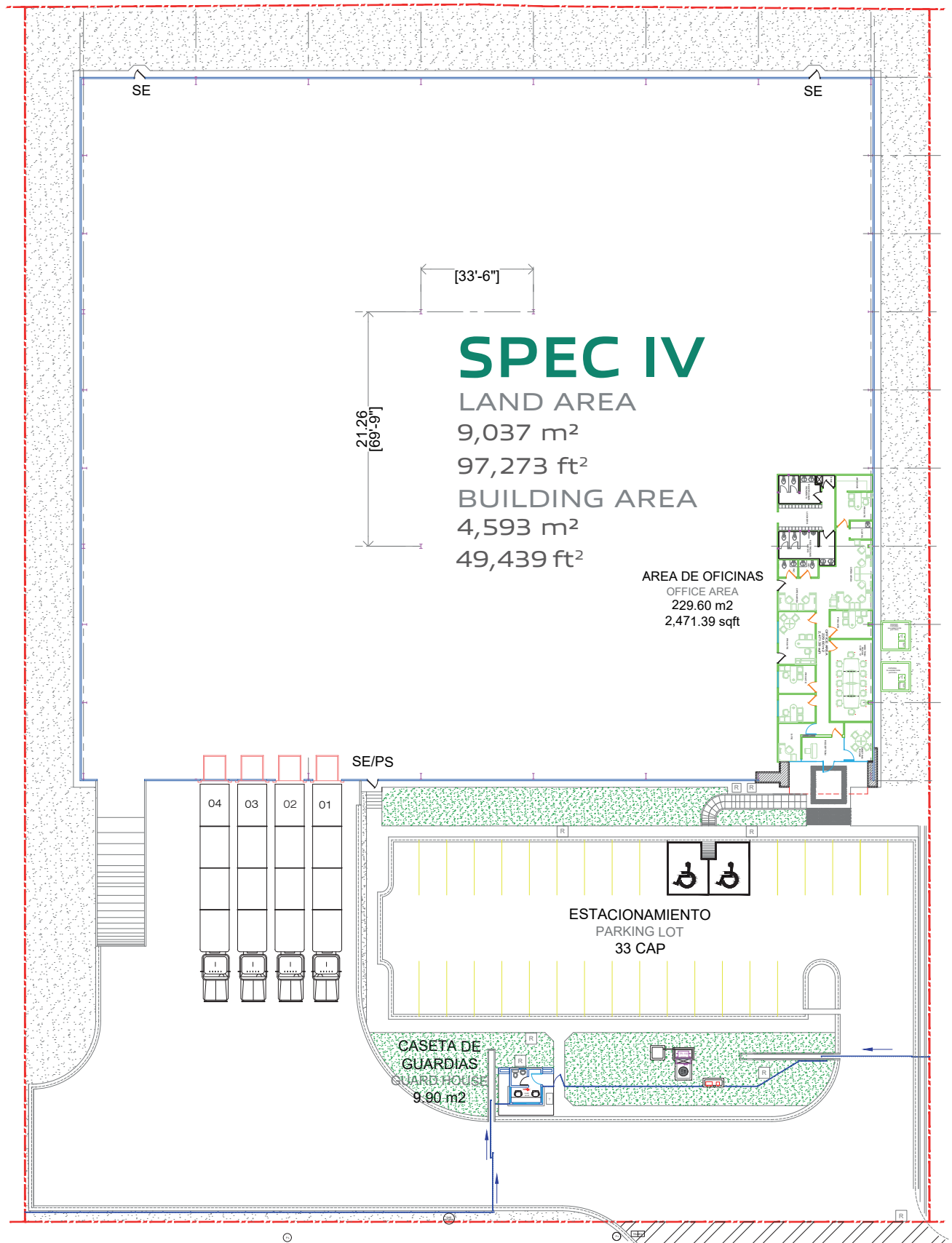
## OFFICE AREA

230 m<sup>2</sup>  
2,471 ft<sup>2</sup>



# SPEC IV - PIQ

## BUILDING LAYOUT



# PARK GENERAL INFORMATION

QUERÉTARO, QRO.

## ADVANTAGES:

**Airport** at less than 45 min drive.

**Highways to:**

Guanajuato, México City,  
Monterrey, NAFTA

Highway & 45 Highway.

**24/7 Controlled access:**

Fenced and Gated

**Use:** Manufacturing,  
Assembly & Distribution.

**Transportation:** Public.

**Infrastructure:** All On Site.  
Best Available.

**Labor Force:** Nearby -  
Easy Access.

## DISTANCE TO:

**Querétaro Intercontinental  
Airport**

53 km = 33 miles

**Guanajuato**

160 km = 100 miles

**Mexico City**

237 km = 147 miles

**Saltillo | Ramos Arizpe**

610 km = 380 miles

**Monterrey**

675 km = 420 miles

**McAllen TX | Reynosa City**

835 km = 520 miles

## PARK

## INFRASTRUCTURE:

Water

Sewer

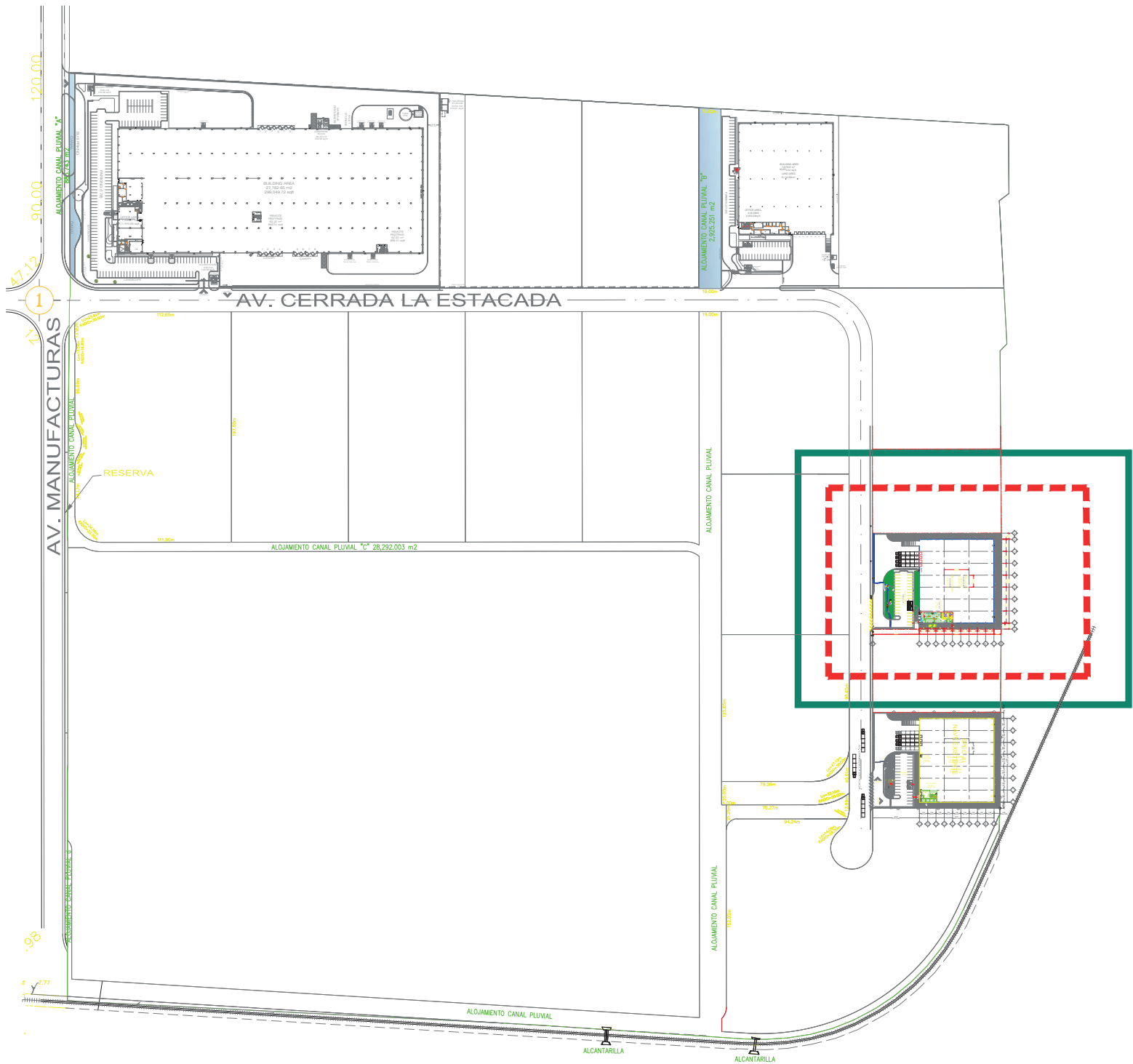
Voice & Data

Energy

CCTV



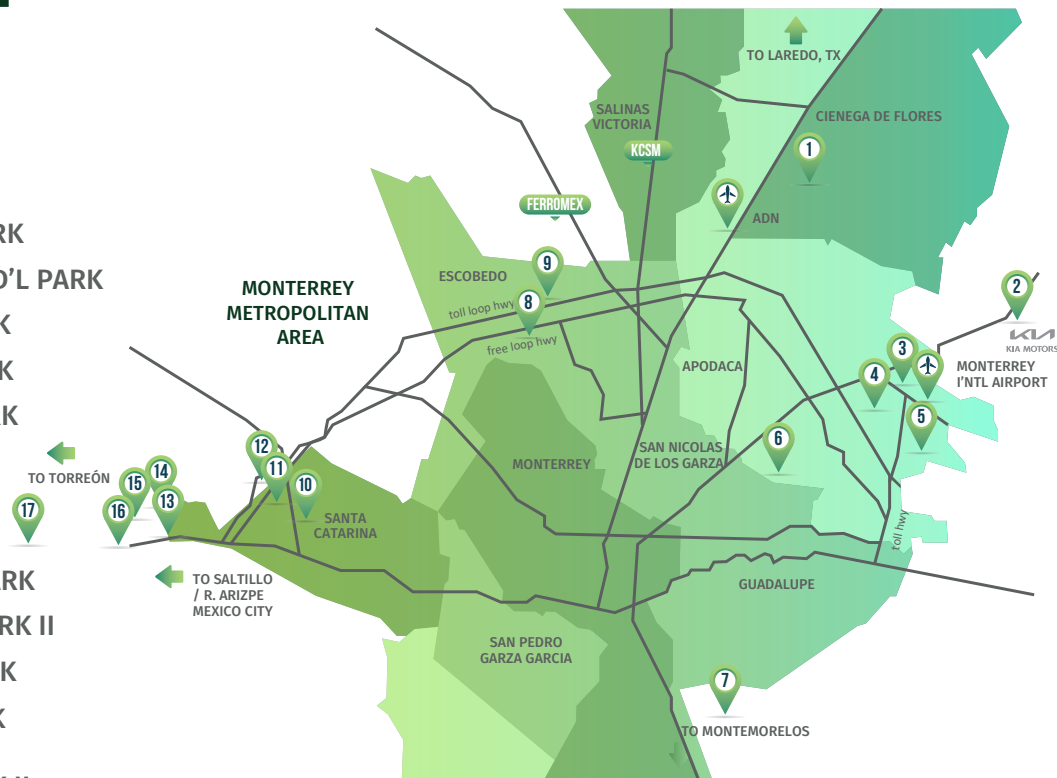
PARQUE INDUSTRIAL  
QUERÉTARO



# NORTHEAST

## VYNMSA PARKS

- ▶ 1. VYNMSA NORTH INDUSTRIAL PARK
- ▶ 2. AIRPORT TECHNOLOGY PARK
- ▶ 3. OMA VYNMSA AERO INDUSTRIAL PARK
- ▶ 4. VYNMSA AEROPUERTO APODACA IND'L PARK
- ▶ 5. VYNMSA APODACA INDUSTRIAL PARK
- ▶ 6. VYNMSA MIGUEL ALEMAN IND'L PARK
- ▶ 7. VYNMSA MONTEMORELOS IND'L PARK  
(APPROX. 45 MIN DRIVE FROM MONTERREY TO VMIP)
- ▶ 8. VYNMSA ESCOBEDO PARK
- ▶ 9. VYNMSA ESCOBEDO PARK II
- ▶ 10. VYNMSA SANTA CATARINA IND'L PARK
- ▶ 11. VYNMSA SANTA CATARINA IND'L PARK II
- ▶ 12. VYNMSA METROPOLITAN IND'L PARK
- ▶ 13. VYNMSA RAMOS ARIZPE IND'L PARK  
(APPROX. 40 MIN DRIVE FROM MTY TO RAMOS ARIZPE)
- ▶ 14. VYNMSA RAMOS ARIZPE IND'L PARK II
- ▶ 15. VYNMSA RAMOS ARIZPE IND'L PARK III
- ▶ 16. VYNMSA RAMOS ARIZPE IND'L PARK IV
- ▶ 17. VYNMSA TORREÓN INDUSTRIAL PARK  
(APPROX. 2.50 HR DRIVE FROM RAMOS ARIZPE TO TORREÓN)



# BAJIO AREA

## VYNMSA PARKS

- ▶ 1. VYNMSA LEON INDUSTRIAL PARK
- ▶ 2. VYNMSA GUANAJUATO PUERTO INTERIOR I
- ▶ 3. VYNMSA GUANAJUATO PUERTO INTERIOR II
- ▶ 4. VYNMSA GUANAJUATO INDUSTRIAL PARK
- ▶ 5. VYNMSA CELAYA INDUSTRIAL PARK
- ▶ 6. VYNMSA APASEO INDUSTRIAL PARK
- ▶ 7. VYNMSA QUERETARO INDUSTRIAL PARK
- ▶ 8. **PARQUE INDUSTRIAL QUERETARO PHASE 4**
- ▶ 9. VYNMSA SAN LUIS INDUSTRIAL PARK (LOGISTIK II)



**45** AUTOMOTIVE CORRIDOR HWY **57** NAFTA HIGHWAY